



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, August 4, 2021

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Commissioner Schroeder called the meeting to order and a quorum was established with Chairman Baugh, Vice Chairman Dibble and Commissioners Mandel absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioners Schroeder, Gonzalez and Mandel

A motion to approve the absence listed above was made by Commissioner Salazar-Garza and it was seconded by Commissioner York. The motion passed.

IV. Approval of Minutes

1. [21-0951](#) Regular Meeting Minutes of July 21, 2021

A motion was made by Commissioner York to approve the minutes listed above and it was seconded by Commissioner Zarghouni. The motion passed.

V. Public Hearing: Discussion and Possible Action

2. [21-0993](#) Ordinance adopting a new City of Corpus Christi Historic Preservation Plan, an element of the Plan CC Comprehensive Plan; rescinding the former Corpus Christi Preservation Plan.

Steph McDougal with McDoux Preservation gave an overview of the draft Preservation Plan. She informed the Commission that she is presenting the version of the plan containing Landmark Commission's amendment regarding Action Item 61 in which specific project examples have been removed. She said the Plan is divided into two main sections. The first half is a summary of all the information that has been gathered. The second part includes a vision for historic preservation in Corpus Christi, three overarching goals, and a total of 16 strategies for achieving those goals. Ms. McDougal proceeded to read the vision statement for the Plan which combines community input and the overarching goals:

“By 2030, historic preservation in Corpus Christi will support a vibrant, multicultural community enjoyed by residents and visitors alike, with a thriving downtown, diversified economy, updated infrastructure, and equitable investment in new and legacy neighborhoods.”

Goal 1: Build capacity for historic preservation.

Goal 2: Enable community-driven historic preservation.

Goal 3: Support historic preservation as an economic development tool.

She continued with explaining the 16 strategies:

1. Hire a full-time historic preservation officer.
2. Update the historic preservation ordinance to add Protected Landmarks and Protected Historic Districts where the Landmark Commission’s decision is binding (although appealable).
3. Update the Landmark Commission bylaws and training requirements.
4. Plan for disasters, including preparation, response, and recovery process, and help individuals develop and implement their own preparedness, resilience, and recovery plans.
5. Develop walking tours of historic areas in partnership with the City Convention and Visitors Bureau.
6. Improve the City’s historic preservation website to make information easier to find.
7. Improve community outreach and standardize the public engagement process.
8. Support the creation of a local nonprofit organization to partner with the City, individual residents, and other organizations on preservation activities.
9. Commit to pursuing equity for all neighborhoods (new and existing) and empower residents to define what that means to them.
10. Work with Nueces County Historical Commission to develop a thematic approach to new historical markers that supports heritage tourism.
11. Promote historic preservation as an economic development tool.
12. Fix the vacant building ordinance, which now encourages demolition instead of adaptive reuse.
13. Invest in historic resources surveys and multi-property listings to the National Register of Historic Places.
14. Develop local tax incentives programs to support historic rehabilitation.
15. Develop façade improvement program outside TIRZ#3.
16. Support a few select projects to demonstrate preservation’s potential to spur economic growth.

Ms. McDougal detailed examples of action items specifically for strategy #6; included in the plan an example of a case study from El Paso, Texas which relates to strategy #5 for an app/website for walking tours. She concluded the presentation with the next steps for completion of this project which is on schedule to be completed in September with a presentation to City Council for adoption. She added that inquiries for more information can be sent to Craig Garrison, Development Services, and a draft of the Plan is available

online at www.cctexas.com/hpp. After the presentation, a question and answer session took place from the community through comments posted on Facebook Live and from dsoutreach@cctexas.com.

After Ms. McDougal's presentation, Commissioner Schroeder opened the public hearing. There being none, the public hearing was closed. A motion was made by Commissioner York to approve item "2" as presented and it was seconded by Commissioner Salazar-Garza. The motion passed.

VI. Consent Public Hearing (Items A & B): Discussion and Possible Action

Before Staff introduced the Consent Agenda, Commissioner Schroeder requested to pull New Plat item "5" and Tabled Zoning item "7" for individual consideration. Commissioner Schroeder asked Staff to present the Consent Agenda, items "3, 4, 6, 8, 9 & 10". Senior City Planner, David Stallworth, read the Consent Agenda items into the record. New Plat items "3 & 4" satisfy all requirements of the UDC/State Law and the Technical Review Committee (TRC) recommends approval; Staff recommends approval for Time Extension item "6". Staff also recommends approval for New Zoning items "8, 9 & 10" as stated in Staff's report. After Staff's presentation, Commissioner Schroeder opened the public hearing. With no one coming forward the public hearing was closed. A motion was made by Commissioner Miller to approve items 3, 4, 6, 8, 9 & 10" as presented by Staff and it was seconded by Commissioner York. The motion passed.

A. Plats

New Plats

3. [21-0954](#) 21PL1086
RUSSELL INDUSTRIAL AREA, BLOCK 12, LOT 7A (FINAL - 0.780 ACRES)
Located north of Savage Lane and east of Savage Lane.
4. [21-0995](#) 21PL1082
Perry's Estates Block 5 Lots 8A & 9 (Final - 2.478 Acres)
Located West of Dove Lane and South of Graham Road.
5. [21-1001](#) **21PL1083 - CONDITIONAL**
HEMINGWAY (PRELIMINAY - 134.03 ACRES)
Located east of Greenwood Drive and north of Holly Road.

Mr. Stallworth read item "5" into the record as shown above. Commissioner York asked Staff for more clarification on the conditional comments. Staff also clarified that once revisions are compliant with the code then it would be administratively approved but if the conditions are not satisfied then the plat would be scheduled again for the Commission's consideration. After Commissioner question's concluded, Commissioner Schroeder opened the public hearing. Engineer of record, Chuck Urban, addressed the Commission in support of the subject plat along with the developer, Roberto Santos

Williams. With no one else coming forward, the public hearing was closed. A motion was made by Commissioner Gonzalez to conditionally approved item "5" and it was seconded by Commissioner. Zarghouni. The motion passed.

Time Extension

6. [21-0955](#) **20PL1057 - 2nd Request**
LA COSTA BUSINESS PARK, BLK 1, LOTS 1 - 6; BLK 2, LOTS 7 - 9 (FINAL - 11.63 ACRES)
Located at North Padre Island Drive (SH 358) between Hampshire Road and Hall Ave.

B. Zoning

Tabled Zoning

7. [21-0996](#) **Public Hearing - Rezoning Property at or near 2302 County Road 43**

Case No. 0621-07, John C. Tamez: Ordinance rezoning property at or near 2302 County Road 43 (located along the east side of County Road 43, west of Yorktown Boulevard, and south of Farm-to-Market Road 43) from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

Craig Garrison, Development Services, read item "7" into the record as shown above. He informed the Commission that the original acreage proposed for development was decreased from 185.08 acres to 104.89 acres; most of the reduction takes places on the east side of the property near Oso Creak. Discussion also took place regarding the corresponding preliminary plat which was also tabled from a previous Commission meeting and has not been approved. It was also noted that the previous calculations for public notice opposition changed due to the reduction in acreage and the case is no longer deemed "controversial" but the comments will remain on record. After Commissioner questions concluded, Commissioner Schroeder opened the public hearing. There being none, the public hearing was closed. A motion to approve item "7" as presented by Staff was made by Commissioner Miller and it was seconded by Commissioner Salazar-Garza. The motion passed.

New Zoning

8. [21-0965](#) **Public Hearing - Rezoning Property at or near 4121 Waldron Road**
Case No. 0821-01, Jeffery C. Lundquist: Ordinance rezoning property at or near 4121 Waldron Road (located along the east side of Waldron Road, south of Yorktown Boulevard, and north of the Barney M. Davis Energy Center) from the "FR" Farm Rural District to the "RE" Estate Residential District.

9. [21-0966](#) **Public Hearing - Rezoning Property at or near 3413 South Staples Street**
Case No. 0821-03, Sima and Steve, Inc.: Ordinance rezoning property at or near 3413 South Staples Street (located along the west side of South Staples Street, south of Texan Trail, and north of Hayward Drive) from the "ON" Neighborhood Office District to the "CN-1" Neighborhood Commercial District.

10. [21-0994](#) **Public Hearing - Rezoning Property at or near 3617 Violet Road (Farm to Market 24)**
Case No. 0821-02, Dominga Flores: Ordinance rezoning property at or near 3617 Violet Road (located along the west side of Violet Road (Farm to Market 24), south of Woodway Creek Drive, and northwest of Starlite Lane) from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District.

VII. Director's Report

Nina Nixon-Mendez, Assistant Director, informed the Commission regarding an upcoming Development Services Task Force meeting on August 13, 2021 at 9:00 a.m. to be held in person in the Choke Canyon conference room at the Water Utilities Department.

VIII. Future Agenda Items: None.

IX. Adjournment

There being no further business to discuss, the meeting was adjourned at 7:40 p.m.